Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Tentative Parcel Map 432/Wilson; General Plan Amendment 2025-02/Wilson; and Zone Reclassification 2025-02/Wilson

Lead Agency: Inyo County Planning Department — Contact Person: Cynthia Draper

Mailing Address: 168 N. Edwards Street — Phone: 760-878-0265

City: Independence — Zip: 93526 — County: Inyo

Project Location: County: Inyo — City/Nearest Community: Wilkerson

Cross Streets: Panorama Drive and Collins Road — Zip Code: 93514

Longitude/Latitude (degrees, minutes and seconds): 37 ° 16 ' 57.72 " N / 118 ° 23 ' 21.84 " W Total Acres: 2.86

Assessor's Parcel No.: 013-180-02 — Section: ____ Twp.: ____ Range: ____ Base: ____

Within 2 Miles: State Hwy #: Hwy 395 — Waterways: ____

Airports: ____ — Railways: ____ — Schools: ____

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ____ Other: ____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other: ____

Local Action Type:

☐ General Plan Update ☒ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☒ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other: ____

Development Type:

☒ Residential: Units 4 Acres 2.86
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☐ Other: ____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☒ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☒ Other: [illegible]

Present Land Use/Zoning/General Plan Designation:

Existing single-family residence; GP: RRH → RVL; zoning: R1-1.0 → R1-0.5.

Project Description: *(please use a separate page if necessary)*

The applicant is requesting a Tentative Parcel Map (TPM) to subdivide an approximate 2.86-acre parcel with Assessor Parcel Number (APN) 013-180-02 and located at 250 Panorama Drive in Wilkerson, into 4 separate parcels. The existing parcel has an area of approximately 2.86 acres and is currently zoned One Family Residences with a 1.0-acre minimum (R1-1.0) and has a General Plan designation of Rural Residential High (RRH) with a density of 1-unit per acre. The property is surrounded by Panorama Drive to the north, and residential structures to the north, east and west, and to the south Collins Road and vacant land. The parcel currently has one single-family home located on north-west side with the rest of the parcel vacant and previously disturbed by peths and various residential activities including storage. The project is a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
X	Caltrans District # 9	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	X	Regional WQCB # 6
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	X	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
____	Fish & Game Region # ____	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	X	Other: Fish and Wildlife, Region 6
____	Housing & Community Development	X	Other: SWRCB, Division of Drinking Water
____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date November 5, 2026 Ending Date December 7, 2026

Lead Agency (Complete if applicable):

Consulting Firm:	Applicant:
Address:	Address:
City/State/Zip:	City/State/Zip:
Contact:	Phone:
Phone:	

Signature of Lead Agency Representative: _____ **Date:** 11-2-26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.